



UNIT 4 BELVUE BUSINESS CENTRE, BELVUE ROAD, NORTHOLT, UB5 5QQ

SUMMARY

Light industrial unit

Dedicated loading bay

3 phase power and gas supply

Ancillary office accommodation

W/c and Kitchen facilities

Close proximity to A40 Western Avenue

4 allocated car parking spaces

Total approximate area of 3,094.2 Sqft

DESCRIPTION

A modern light industrial / warehouse unit comprising of ground floor warehouse and office accommodation on the first floor. The building has been coated with profile metal cladding under a steel portal frame mono-pitched roof. The ground floor warehouse can be accessed via a loading door which is serviced by a dedicated loading bay.

The unit further benefits from a 3 phase power and gas supply and has a maximum eaves height of 8.2m, ideal for light industrial uses as well as 4 allocated parking space to the front of the property.

ACCOMODATION

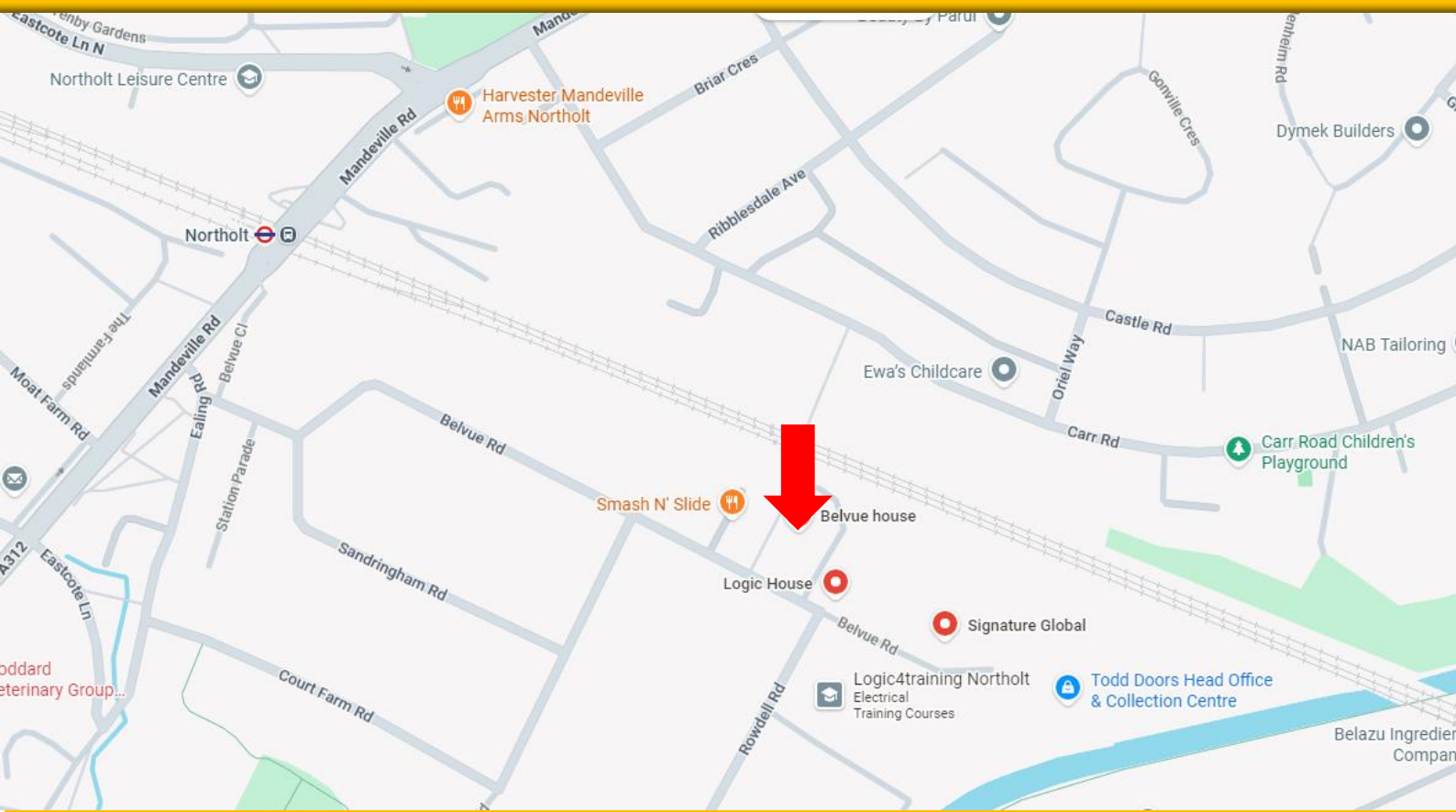
The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Warehouse	154.54	1662.8
First Floor	Offices	133.03	1431.4
TOTAL		287.57 sqm	3,094.2 sqft

LOCATION

The property is located within Belvue Business Centre situated on the Belvue Road which is connected to the Mandeville Road A312 which has direct links onto the A40 leading into Central London and Uxbridge and in close proximity is the M25 motorway network.

Belvue Business Centre is also in close proximity to Northolt Underground station which is on the Central Line, leading into Central London.



TENURE

To Let £55,000 PA

LEGAL COST

Each party to bear their own legal costs

BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority.

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Jagjit Sohal - 0208 569 8500
E-mail: Jagjit@monarchcommercial.co.uk

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